MILONE & MACBROOM

MEMORANDUM

TO:	File
FROM:	Joe Urso, PE
RE:	NBC Studios Parking Lot Expansion
DATE:	January 24, 2020 (Revised: February 18, 2020)
MMI #:	7000-01-03

The following narrative has been prepared to summarize the proposal to expand the NBC Studios parking lot in the back of the building. An increased number of employees have been working in this location, and new traffic/weather tracking vehicles and crews have been added to the force, creating the need for new parking areas.

The project team consists of our engineers, landscape architects, and wetland soil scientists. We plan to work with the owner, the neighbors, and the town to develop the best fit design to fulfill the parking needs. Along with this process, we have reached out to each of the six abutting neighbors with the attached letter and map to inform them of the proposal.

The solution is to add parking spaces by expanding the existing paved areas along the back and backside of the building. The 21 additional parking spaces will add paved areas, increasing the impervious coverage by approximately 1.5 percent, equating to 3,600 square feet. An underground detention system consisting of open-bottom plastic chambers will be installed to offset the increase in stormwater runoff due to the creation of new impervious surfaces on the site. The system was designed with adequate storage volume to prevent stormwater runoff increases up to the 100-year storm event.

The new parking space locations will require a shift in the existing lights. This design does not require additional lights. The existing lights in the back of the property will be moved further away from the neighboring properties. The existing light pole fixtures are recessed and provide existing shielding of the lighting source. Existing building mounted wall packs and LED shoeboxes on the northern and western walls will be shielded to prevent the light source to be seen from adjacent properties.

To provide an additional buffer to the neighbors, a new Norway Spruce tree strip will be provided along the northwest edge of the new parking area. All trees will be mature at 8' height.

The following summary has been prepared to fulfill the requirements under the town's Inland Wetland and Watercourses Regulations Section 10 regarding considerations for decision. As has been described, the project proposes to expand the existing parking lot of the NBC Studios located in West Hartford, Connecticut. Inland wetlands and watercourses on the project parcel had been flagged by a soil scientist several years ago, and the limits of this wetland were added to our base map. Wetland boundaries were not reflagged or recertified as part of this parking lot expansion project, and we do not have any reason to believe that the boundaries as depicted would have changed since the last delineation. The inland wetland is located along the western portion of the parcel and is classified as a palustrine forested wetland by the United States Fish & Wildlife Service National Wetland Inventory mapper. The proposed parking lot expansion project will require activities within the town's 150-foot Upland Review Area (URA). The proposed URA activities include the removal of trees, installation of a retaining wall, installation of stormwater collection system and discharge pipe, placement of fill, installation of expanded parking with new guardrail, and vegetation screening plantings. The URA impact is currently sloped and has a

combination of small trees (<10 inches diameter breast height) and maintained lawn. The conversion of this portion of the URA to a parking lot will have no adverse impact on the forested wetland located on site. The project limit line will be located between 104 to 140 linear feet from the existing wetland boundary. The existing primary forested upland buffer between the wetlands and the current parking lot will remain intact. Stormwater will be collected within existing catch basins that have been designed with deep sumps and oil separator hoods. In addition, stormwater from a portion of the expanded parking lot will be directed into a subsurface stormwater chamber detention system. A single new discharge is required for this expansion project. A comprehensive sediment and erosion control plan has been developed to protect the downgradient forested upland areas and wetlands during construction. Based on our design plans and protection of the primary forested upland buffer, we do not believe that there are more feasible and/or prudent parking lot expansion alternatives that better protect the wetlands on this site.

The attached photo map will show the locations of the proposed parking areas, the trees to be removed, and a few other areas of interest.

Attachments

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